027.0	0003	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,083,900	/	1,083,900
USE VALUE:	1,083,900	/	1,083,900
ASSESSED:	1,083,900	/	1,083,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLANCIFORTI SUSAN / TRUSTEE
Owner 2:	BLANCIFORTI FAMILY TRUST
Owner 3:	
Street 1:	95 OXFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLANCIFORTI SALVATORE-ETAL -
Owner 2:	BLABCIFORTI RUTH -
Street 1:	95 OXFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,174 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3161 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

Susan Blanci

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7174.000	571,000	4,700	508,200	1,083,900
Total Card	0.165	571,000	4,700	508,200	1,083,900
Total Parcel	0.165	571,000	4,700	508,200	1,083,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.95 | /Parcel: 342.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	18732
GIS Ref	
GIS Ref	
Insp Date	10/25/16

!2275!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	571,000	4700	7,174.	508,200	1,083,900	1,083,900	Year End Roll	12/18/2019
2019	104	FV	420,900	4700	7,174.	539,900	965,500	965,500	Year End Roll	1/3/2019
2018	104	FV	420,900	4700	7,174.	393,800	819,400	819,400	Year End Roll	12/20/2017
2017	104	FV	393,600	4700	7,174.	343,000	741,300	741,300	Year End Roll	1/3/2017
2016	104	FV	393,600	4700	7,174.	292,200	690,500	690,500	Year End	1/4/2016
2015	104	FV	348,700	4700	7,174.	285,800	639,200	639,200	Year End Roll	12/11/2014
2014	104	FV	348,700	4700	7,174.	235,000	588,400	588,400	Year End Roll	12/16/2013
2013	104	FV	363,600	4700	7,174.	223,600	591,900	591,900		12/13/2012

PRINT

Date	Time
12/10/20	17:43:39

LAST REV

Date	Time
08/01/19	13:37:28
mmcmakin	
2275	

USER DEFINED

Prior Id # 1:	18732
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLANCIFORTI SAL	41877-143		1/28/2004	Family	1	No	No		Ruth Blanciforti dod 8/20/2009
	12500-445		8/15/1973			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2016	57	Redo Bat	18,870					bath renov
5/19/2005	443	Demo Poo	6,500					
8/1/2000	605	Siding	45,927	O				VINYL SIDING/NEW P

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2016	Measured	DGM	D Mann
10/25/2016	Permit Visit	DGM	D Mann
4/30/2009	Measured	163	PATRIOT
3/12/2001	External Ins	PM	Peter M
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7174		Sq. Ft.	Site		0	80.	0.89	1									508,177						508,200	

Total AC/HA:	0.16469	Total SF/SM:	7174	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	508,177	Spl Credit		Total:	508,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01610875
Const Adj.:	0.98990101
Adj $ / SQ:	170.994
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701467
Depreciation:	130473
Depreciated Total:	570994

COMMENTS

648-5215.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

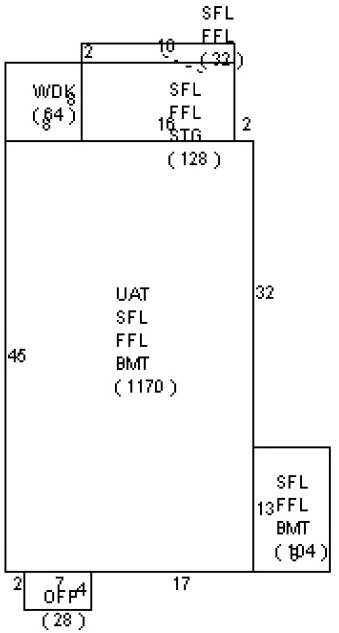
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.99
Special Features:	0	Val/Su Net:	122.66
Final Total:	571000	Val/Su SzAd	199.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,434	170.990	245,205
SFL	Second Floor	1,434	170.990	245,205
BMT	Basement	1,274	51.300	65,354
UAT	Upper Attic	293	119.700	35,011
STG	Storage	128	7.490	958
WDK	Deck	64	15.840	1,014
OFP	Open Porch	28	43.560	1,220
	Net Sketched Area:	4,655	Total:	593,967
Size Ad	2868	Gross Are	5532	FinArea 3161

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1926	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700